

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

May 11, 2004

Call to Order

Chair Hawley called the meeting to order at 7:00 p.m.

Roll Call

Present: Chair John Hawley, Annette Napolitano, Earl Warren, Carol Kempiaik,
Ruben Jimenez, Jim Zwerg, Alternate Dave Rioux, and Alternate Tana Wrublik

Absent: Vice-Chair Bill Raney

Council Members: None

Staff Present: Joe Blanton, Phil Garthright, Scott Zipprich, and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the April 13, 2004 Regular Meeting. Member Warren made a motion to approve the minutes of the April 13, 2004 Regular Meeting, seconded by Member Jimenez. The motion passed unanimously.

4. WITHDRAWALS/CONTINUANCES:

4A. CMP03-111: SPURLOCK RANCH COMMUNITY MASTER PLAN

Request by David Burrows, of CMX, on behalf of Spurlock Land, L.L.C., for the approval of the Spurlock Ranch Community Master Plan generally located southwest from the road alignments of 259th Avenue and Union Hills Drive. The Spurlock Ranch Community Master Plan consists of approximately 2,840 acres and will provide for 7,320 dwelling units. Ron Hilgart of CMX gave a presentation of the three Planning Units stating the density, retail opportunities, commercial use, and school use. Member Rioux asked how the Wagner Wash will be crossed if flooded. Mr. Hilgart stated there will be bridges or box culverts. Member Zwerg asked about the recharge facilities. Mr. Blanton stated the recharge facility will be off site. Mr. Hilgart stated that the effluent will be reused but if oversized the cost of the infrastructure may be required of the Town. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Kempiaik made a motion to approve CMP03-111, seconded by Member Zwerg. The motion passed unanimously.

5. NEW BUSINESS:

5A. CMP03-110: WESTWIND COMMUNITY MASTER PLAN

Request by Steve Hohulin of RBF Consulting on behalf of Cavalier Properties, L.L.C. for the approval of a Community Master Plan known as Westwind, situated on 807 acres in portions of Sections 15, 16, 21 and 22, Township 1 North, Range 4 West of the Gila and Salt River Base and Meridian, or generally located northwest and southwest of the intersection alignment of Lower Buckeye Road and Turner Road. Presentation by Stephen Earl of Earl, Curley & LeGard Law Firm. Mr. Earl spoke of the demographics and land use. Mr. Earl explained how the wastewater generated by the Westwind development will be treated by a new treatment plant located within the Silver Rock Community Master Plan, just south of Westwind. Mr. Earl said all street signs within the community will have small signs posted on them stating one is in an airport area. Member Napolitano asked that nearby neighbors be notified of the new project. Mr. Earl said he will contact the neighbors nearest the community. Mr. Earl asked staff add stipulation "ww" which states preliminary pre plats will be active for 24 months. Chair Hawley approved the request. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Warren made a motion to approve CMP03-110, with the added stipulation "ww". The motion was seconded by Member Jimenez. The motion passed unanimously.

5B. PP02-87: SUNDANCE PARCEL 23B

Request by David Ullrich of RBF Consulting on behalf of Hancock Communities for the approval of a Preliminary Plat within the Sundance, Master Planned Community known as Parcel 23B. Parcel 23B will have 54 lots on approximately 10.73 net acres as located northeast of the intersection of Yuma Road and Rainbow Road, also fronting onto Sundance Parkway North. David Ullrich of RBF Consulting on behalf of Hancock Communities was present for questions from the board. Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP02-87. The motion was seconded by Member Zwerg. The motion passed unanimously.

5C. PP04-24: TARTESSO WEST, UNIT 2

Request by Bob Speirs of Stardust Development for the approval of a Preliminary Plat on a development known as Tartesso West, Unit 2 which will have 2,630 dwelling units on approximately 681 net acres as located southwest from the intersection alignment of Bruner Road and Indian School Road, and also generally located in portions within Sections 25 and 30, Township 2, North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Mr. Garthright spoke of the project and presented the board with changes to stipulations "g", "v", and "x". Stephen Earl of Earl, Curley & LeGard Law Firm gave a presentation of the proposed project. Mr. Garthright stated a change to stipulation "h" to read instead of four ball fields with lights,..... have three ball fields and two soccer fields with lights. Mr. Earl agreed with the changes to stipulations "g", "v", "x, and "h". Chair Hawley opened the public hearing. There being no comments from the public Chair Hawley closed the public hearing. Member Kempiake made a motion to approve PP04-24 with the changes to stipulations "g", "v", "x" and "h". The motion was seconded by Alternate Member Rioux. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next meeting would be on June 8, 2004.

REPORT FROM THE DEVELOPMENT BOARD: None

ADJOURNMENT:

Member Jimenez made a motion to adjourn the meeting seconded by Member Zwerg. The motion passed. The Meeting adjourned at 7:45 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 11^h day of May 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary